

ABUTTERS' LIST

LOT 20 CARL R. & VERA E. ERINGER
 LOT 21 21810 S.W. 98TH AVENUE
 MIAMI, FL 33199
 LOT 22 ESMUND J. WATERS, JR. &
 ROGER B. PHILLIPS
 87 NORTH STATE STREET
 CONCORD, NH 03301
 LOT 23 WILLIAM K. & CHARLOTTE STOEHR
 745 HARTFORD PIKE
 NORTH SCITUATE, RI 02857
 LOT 24 PAUL & SUSAN QUAGLIAROLI
 37 CAMBRIDGE STREET
 WEST HARTFORD, CT 06091
 LOT 79 CHARLES J. & ELIZABETH I. MCLENDRE
 ALFRED & LILLIAN E. TAMMARO
 14 FLINT AVENUE
 SOMERVILLE, MA 02145
 LOT 81 CHARLES F. & MARY E. COBB
 31 ADAMS STREET
 MEDFORD, MA 02155
 LOT 101 EDWARD D. & ANN M. CALLAHAN
 ROBERT J. & PATRICIA A. HARTY
 6 SOUTH RHODA STREET
 NEWBURRY, MA 01876
 LOT 119 NORMAN D. RITA Y. BOUDREAU
 7 SOUTH OLIVER STREET
 NEWBURRY, MA 01876
 LOT 121 NORMAN D. & RITA Y. BOUDREAU
 18 WATSON STREET
 NASHUA, NH 03060
 LOT 122 ROYAL/ROSS REALTY TRUST
 ERIC B. ROYAL & PETER
 ROSS, TRUSTEES
 17 KENNINGTON ROAD
 HAMPTON FALLS, NH 03844

TAX MAP 282
 LOT 79
 N/F C.J. & E.T.
 MCKENZIE AND
 A. & L.E. TAMMARO

TAX MAP 282 LOT 101
 N/F E.D. & A.M. CALLAHAN
 AND R.J. & P.A. HARTY

TAX MAP 282 LOT 119
 N/F N.O. & R.Y. BOUDREAU

TAX MAP 282
 LOTS 20 & 21
 N/F C.R. &
 V.E. EBINGER

TAX MAP 282 LOT 22
 N/F E. J. WATERS &
 R.B. PHILLIPS

TAX MAP 282
 LOT 23
 N/F W. K. &
 C. STOEHR

TAX MAP 282
 LOT 24
 N/F P. & S.
 QUAGLIAROLI

TAX MAP 282
 LOT 81
 N/F C.F. &
 M.E. COBB
 RCRD 2602-1667

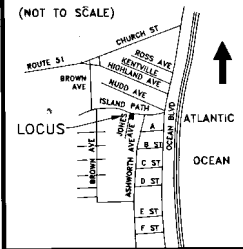
TAX MAP 282 LOT 121
 N/F N. SIMONEAU
 RCRD 1984-0182

TAX MAP 282
 LOT 122
 N/F ROYAL/ROSS
 REALTY TRUST
 RCRD 2877-1218

LEGEND

CHAIN LINK FENCE
 WOOD FENCE
 SEWER LINE
 WATER LINE
 UTILITY HOLE
 RAILROAD SPIKE SET
 EDGE PAVEMENT
 CATCH BASIN
 FOUND GRANITE BOUND
 SEWER MANHOLE
 WATER SHUTOFF
 FOUND IRON PIPE
 ROCKINGHAM COUNTY
 REGISTRY OF DEEDS

LOCATION PLAN



NOTES

- OWNER OF RECORD: ROYAL/ROSS REALTY TRUST
 ERIC B. ROYAL AND PETER ROSS, TRUSTEES
 17 KENNINGTON ROAD, HAMPTON FALLS, NH 03844
- TOTAL AREA: 15,630 SQ. FTS.
 TAX MAP 282 LOTS 80 & 102
 ZONING CLASS: BUSINESS SEASONAL
- REFERENCE PLANS:
 RCRD PLAN # D 6835
 RCRD PLAN # D 18049
 RCRD PLAN # D 01546
 RCRD PLAN 1579-318
 REFERENCE DEEDS:
 RCRD 1932-052 RCRD 1084-341
 RCRD 1427-046 RCRD 780-023
- SPECIAL EXCEPTION GRANTED BY ZBA FOR
 CONDOMINIUM CONVERSION OF EXISTING UNITS:
 CASE # 51-91, DATE OF HEARING: 7/19/91
 REFERENCE ZONING ARTICLES AS FOLLOWS:
 ARTICLE IV 4.8 SEALED AREA, ART. VIII 8.2.1
 ARTICLE VIII 8.2.3 MULTI-FAMILY SETBACK
 ARTICLE VII 8.2.4 DRIVE & PARKING SETBACK
 ARTICLE VIII 8.2.6 OPEN SPACE BUFFER
 2 SPACES PER DWELLING UNIT REQUIRED.
- ALL PARKING SPACES SHOWN ARE 9'X18'
 8 UNITS X 2 = 16 SPACES ASSIGNED AS SHOWN, +1 GUEST
 PERPETUAL (ASSIGNABLE) EASEMENT OVER 3280 SQ. FTS.
 OF COMMON AREA AS SHOWN TO BE RETAINED BY
 ROYAL/ROSS REALTY TRUST FOR PARKING ONLY.
 EASEMENT INCLUDES RIGHT OF ACCESS THROUGH
 22' ROW AS SHOWN.
- SUBJECT PROPERTY LIES WITHIN FEMA FLOOD
 HAZARD ZONE A2 AS PER FLOOD INSURANCE
 RATE MAP COMMUNITY PANEL NO. 350132 0012B
 EFFECTIVE DATE: JULY 3, 1986.
 100 YEAR FLOOD LEVEL PER REFERENCE MAP: EL. 9
 FIRST FLOOR ELEV. SUBJECT BUILDING = ELEV. 9.78.
 DATUM IS MOVD AS PER RCRD PLAN #D18049.
- LOT AREA PER DWELLING UNIT:
 1800 SF/UNIT X 8 UNITS = 12800 SF REQUIRED.
 TOTAL LOT AREA = 13630 SF PROVIDED.
- APPROXIMATE SEALED AREA: 87%.
- ALL PREVIOUS INTERIOR LOT LINES ARE DEEMED
 ELIMINATED BY RCRD 1932-0052 DATED 9/20/88.
- UTILITIES ARE AS FOLLOWS:
 SEWER: COMMON SERVICE
 WATER: COMMON SERVICE
 ELECTRICAL (INTERIOR): INDIVIDUAL METERS
 ELECTRICAL (HOT WATER & EXTERIOR
 LIGHTS): COMMON METER

I HEREBY CERTIFY THAT THIS SITE PLAN
 IS ACCURATE AND IN COMPLIANCE WITH
 RSA 356-B:20 (1). ALL UNITS DEPICTED
 HEREON ARE SUBSTANTIALLY COMPLETED.

Anna W. Bielecki 7/10/91

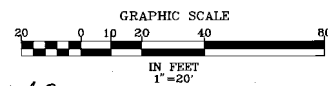
PLANNING BOARD
 TOWN OF HAMPTON

APPROVED *8-9-91*
John J. Callahan
 CHAIRMAN, HAMPTON PLANNING BOARD

DATE: _____

D-21192

SHEET 1 of 2

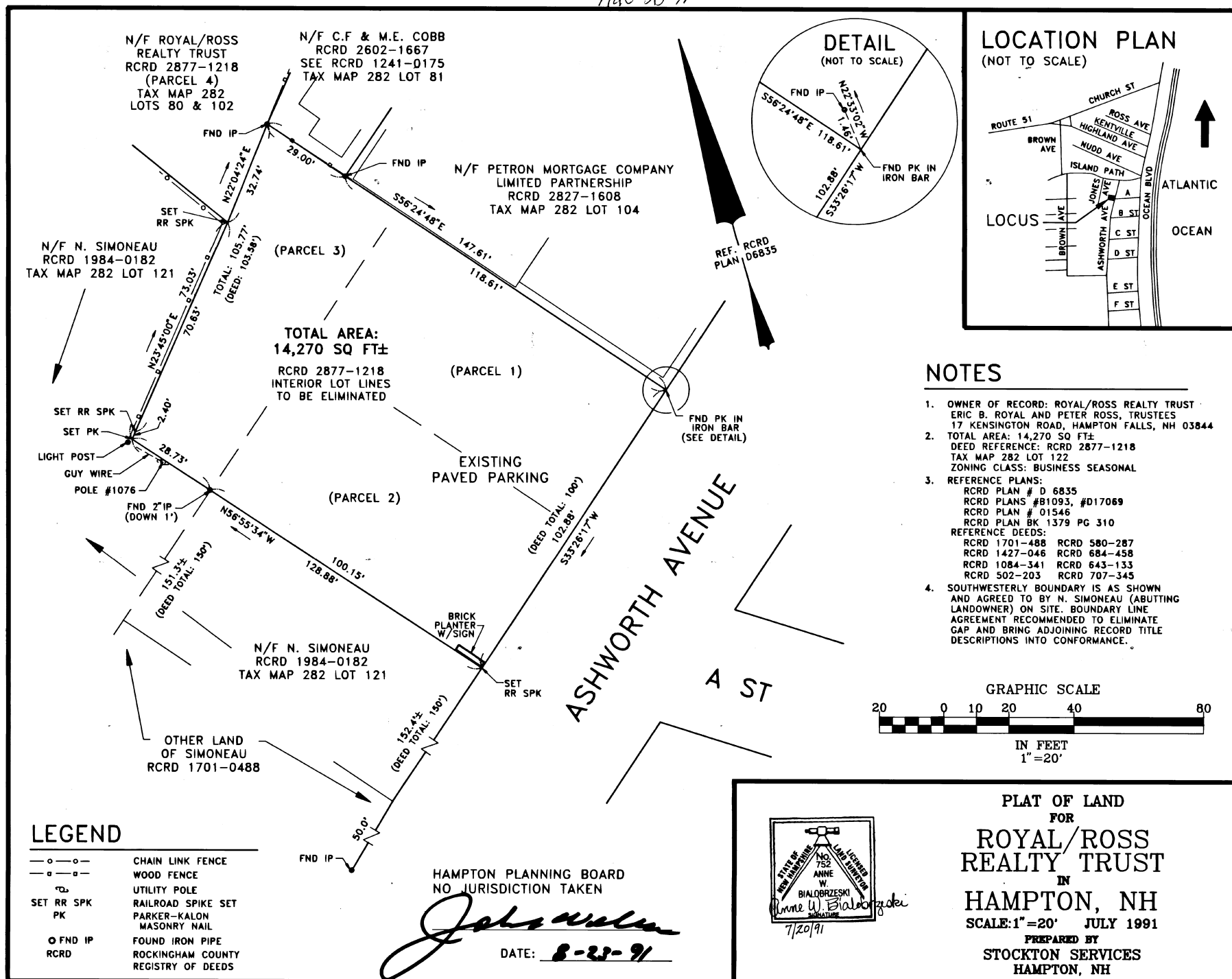


Sale 2907-0568

SITE PLAN
 FOR
**ROSEWOOD MANOR
 CONDOMINIUM**
 IN
HAMPTON, NH
 SCALE: 1"=20' JULY 1991
 PREPARED BY
STOCKTON SERVICES
 HAMPTON, NH

AUG 26 11 53 AM '91

AUG 23'91



C-2120C

142-1